

THE SANDLINGS

WOOD GREEN - N22

THOMAS
JAMES



- CHAIN FREE
- THREE BEDROOM DUPLEX
- KITCHEN/DINER
- SPILT LEVEL
- TWO PRIVATE TERRACES
- SHORT WALK TO TUBE STATION



FOR SALE
£375,000
LEASEHOLD

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WOOD GREEN - N22

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3 BEDROOM DUPLEX

£375,000 - leasehold

IN BRIEF

This three bedroom property in the heart of Wood Green is very spacious and has a balcony and a large terrace. Located on the first and second floors of a mid-rise purpose-built block in a popular estate, it's conveniently located for access to the town centre shops, amenities, and tube stations.

PROPERTY DESCRIPTION

The apartment is set over two floors, with the living room, kitchen and a large private terrace on the first floor alongside the third bedroom and a WC, and the main two bedrooms and bathroom on the second floor. Unusually, the entrance is on the floor above, with a stair leading straight down to the main living space.

The living room measures a generous 17 ft by 10'9" and has a glazed door that open onto the first floor terrace. This sunny, south-east facing walled outdoor space spans the width of the apartment and can also be accessed from the adjacent third bedroom. This single room would make an ideal workspace.

The kitchen is a lovely, large room, with great natural light from windows along most of one wall. there's a wall of fitted wall and floor cabinets, and ample space for a dining table. Also on this floor are a WC and a large built-in hall cupboard.

COUNCIL TAX BAND: B
Haringey Council

EPC RATING: C

SERVICE CHARGE: £2,700 p.a
GROUND RENT: £10.00 p.a

LEASE: 94 years



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WOOD GREEN - N22



3 BEDROOM DUPLEX

£375,000 - Leasehold



PROPERTY DESCRIPTION CONTINUED...

The second floor is home to two double bedrooms and a bathroom. Both bedrooms have doors onto a southeast-facing balcony. The bathroom has white wall tiling and a fitted bath with an electric shower above. there's also a freestanding washbasin and WC.

The property has double glazing and gas central heating and is decorated in a pale neutral palette. The property is offered chain free.

LOCAL AREA

The Mall Wood Green, a mere eight minutes' walk from the property, is a large indoor and outdoor shopping centre with a wide range of high street stores, a 12-screen cinema, and a customer car park.

Turnpike Lane station is a seven minute walk. From here the Piccadilly Line has fast, direct tube journeys to King's Cross, the West end, and beyond.

There are plenty of green spaces in the area, ranging from small local parks nearby such as Russell Park and Ducketts common, to the extensive Alexandra Park about a mile away.

TRANSPORT



TRANSPORT

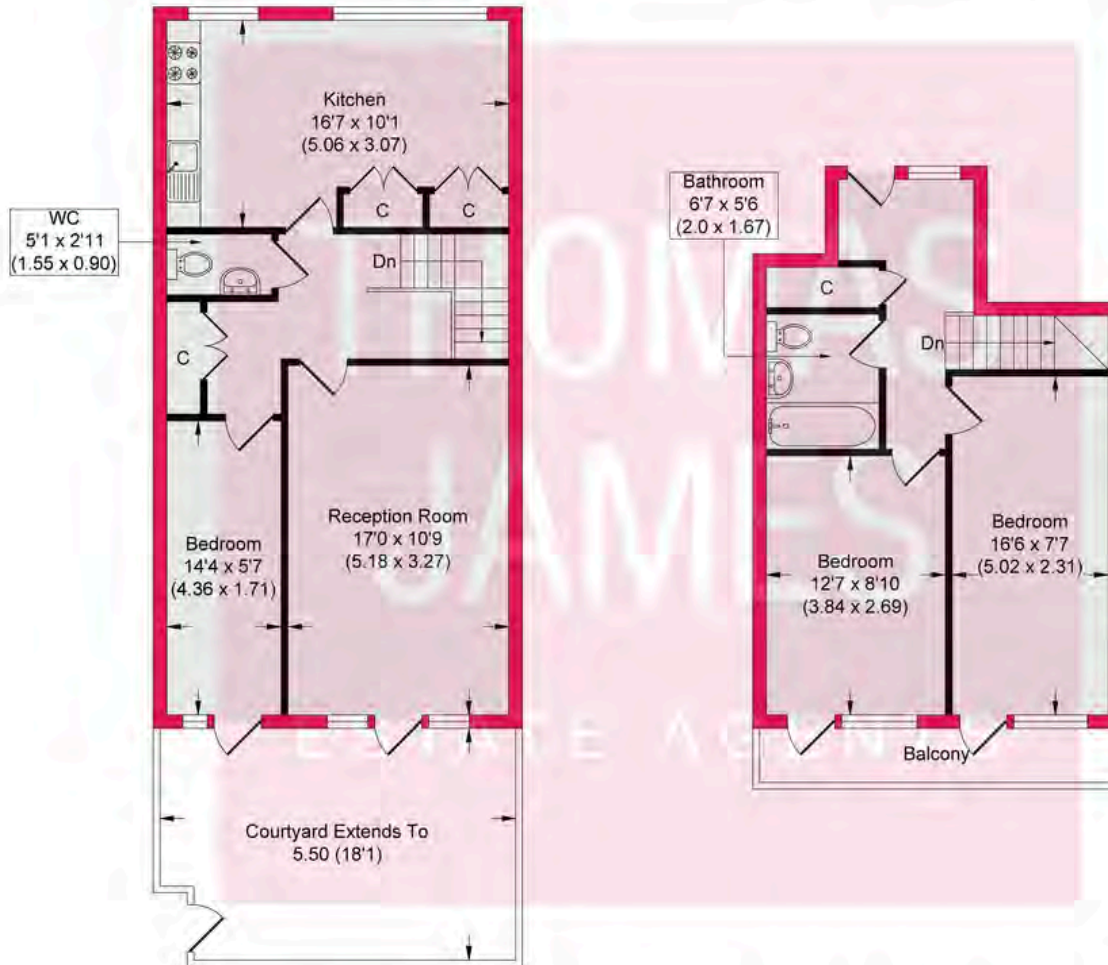


All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



First Floor
52.12 sq.m. (561.01 sq.ft.) approx.

Second Floor
34.77 sq.m. (374.26 sq.ft.) approx.



TOTAL FLOOR AREA : 86.89 sq.m. (935.27 sq.ft.) approx.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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